

63± ACRES ON ROUTE 94

Frelinghuysen Township, Warren County, NJ (Newton, NJ mailing address)

\$654,500

ASKING PRICE



PROPERTY DESCRIPTION

Two adjoining parcels totaling approximately 63± acres in a scenic, agricultural corner of Warren County, minutes to Route 80 and just outside Newton. The main tract (62.5± ac, AR-6 zoning) is rolling, partly wooded farmland with pastoral views, currently under active cultivation in hay and corn and maintained under NJ Farmland Assessment for favorable tax treatment. A new pole barn anchors the property: poured concrete floor with radiant in-floor heat roughed in, new 3-phase electric service run from the street, an on-site well, and waste/water lines already stubbed for a future septic system — all ready for hookup — plus floor footings in place for a future loft.

The adjoining 0.94-acre parcel across the street adds flexibility for a residential building site. A rare offering for a horse farm, agricultural estate, or hobby-farm buyer looking for infrastructure already in the ground and room to build out.

PROPERTY HIGHLIGHTS

- **63± acres total across two adjoining parcels**
- Zoned AR-6 (Agricultural Residential), Frelinghuysen Township, Warren County
- 62.5± acres actively farmed — hay & corn, Farmland Assessed
- New pole barn: poured concrete floor, radiant heat rough-in (not connected), new 3-phase electric to the barn (not connected), on-site well (not connected), waste/water lines stubbed for septic, floor footings for a future loft

- Additional 0.94-acre parcel directly across the street
- Rolling, partly wooded terrain with pastoral views
- Minutes to Route 80; Sussex/Warren County commuter location

PROPERTY FACTS

Total Acreage	63± acres across two adjoining parcels
Zoning	AR-6 (Agricultural Residential), Frelinghuysen Township
Main Parcel	821 Route 94 — 62.5± acres, actively farmed (hay & corn), Farmland Assessed
Second Parcel	7 Route 661 — 0.94± acres, directly across the street
Improvements	New pole barn — poured concrete floor, radiant heat rough-in, 3-phase electric run to barn, on-site well, water/waste lines stubbed for septic, loft-ready footings
Utilities	On-site well; septic to be installed (lines stubbed); new 3-phase electric to the barn
Location	Route 94 frontage; minutes to Route 80; Sussex/Warren County commuter location

Listing Contact

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Information deemed reliable but not guaranteed. Buyer to independently verify acreage, zoning, utility hookup status, and any easements or preservation restrictions of record.